



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 22, 2002

IN REPLY PLEASE  
REFER TO FILE:

**MP-6**  
**305.042**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**GRIDLEY DRAIN - PARCEL 1EX.8**  
**SALE OF SURPLUS PROPERTY - CITY OF LAKEWOOD**  
**SUPERVISORIAL DISTRICT 4**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Gridley Drain, Parcel 1EX.8 (468 square feet), located adjacent to the single-family residence at 11359 Chadwell Street, in the City of Lakewood, to be excess property.
3. Authorize the sale of Parcel 1EX.8 to the adjacent property owners, William A. Blackmore, Jr., and Cynthia Ann Blackmore, for \$1,750.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the Los Angeles County Flood Control District to sell a parcel of surplus property along Gridley Drain to the adjacent property owners, William A. Blackmore, Jr., and

Cynthia Ann Blackmore, who own a single-family residence at 11359 Chadwell Street, in the City of Lakewood. Parcel 1EX.8 is located on the south side of Gridley Drain between Studebaker Road and Harvest Avenue, in the City of Lakewood.

The District acquired the fee title to Parcel 1EX.8 as part of the land needed for the Gridley Drain project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

#### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

#### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$1,750 represents the appraised value. This amount has been paid and deposited into the Flood Control District Fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the Planning Department of the City of Lakewood for its report as to conformance with the adopted General Plan. By letter dated June 19, 2001, it was deemed by the Planning Department that the proposed sale conforms with its General Plan.

The sale will not adversely hinder the use of the channel for flood control transportation, utility, or recreational purposes. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
May 22, 2002  
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### **ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from the California Environmental Quality Act (CEQA), as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

### **CONCLUSION**

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

CB:mrbr  
ar:blgridleysosp

Enc.

cc: Auditor Controller (Accounting Division-Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY AND  
MAIL TO:

Mr. and Mrs. William A. Blackmore  
11359 Chadwell Street  
Lakewood, CA 90715-1101

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number  
7060-007-904 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to WILLIAM A. BLACKMORE, JR. and CYNTHIA ANN BLACKMORE, husband and wife, as joint tenants, all its right, title and interest in and to the real property in the City of Lakewood, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

krd:bw  
P9:KDR2421

GRIDLEY DRAIN 1EX.8  
305-RW1

DOCUMENT PREPARED BY \_\_\_\_\_  
TITLE SECTION \_\_\_\_\_  
TYPED BY \_\_\_\_\_ COMPARED BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form  
LLOYD W. PELLMAN, County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management  
Division

MARTIN J. YOUNG  
Supervising Title Examiner III

**GRIDLEY DRAIN 1EX.8**  
305-RW 1  
A.P.N. 7060-007-904 (portion)  
T.G. 766(G4)  
I.M. 054-257  
Fourth District  
M0121018

### **LEGAL DESCRIPTION**

**PARCEL NO. 1EX.8:** (Quitclaim of a portion of fee):

That portion of Lot 153, Tract No. 24797, as shown on map recorded in Book 664, pages 32 to 37, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the northwesterly corner of Lot 44 of said tract; thence North 0°25'28" West along the northerly prolongation of the westerly line of said last-mentioned lot, a distance of 18.89 feet to a point on a non-tangent curve concave to the northwest and having a radius of 67.00 feet, a radial of said curve to said point bears South 28°11'36" East; thence northeasterly along said curve, through a central angle of 16°25'42", an arc distance of 19.21 feet to the northwesterly prolongation of the northeasterly line of said last-mentioned lot; thence South 45°52'32" East along said northwesterly prolongation, a distance of 17.78 feet to the most northerly corner of said last-mentioned lot; thence southwesterly along the curved northwesterly line of said last-mentioned lot to the point of beginning.

Containing: 468± square feet.

## **EXHIBIT A**